



**2 Hesketh Manor, 12 Hesketh Road
Southport, PR9 9PD, £260,000
'Subject to Contract'**

This two bedroom, ground floor apartment forms part of a prestigious, purpose-built development close to Hesketh Park, , with the development having the unique feature of its very own indoor swimming pool! The internal accommodation provides well planned reception space all accessed off a spacious reception hall. There is a separate breakfast kitchen, two bedrooms, of which the master provides en-suite shower room and access to private, paved patio. The property also includes a private garage and a designated parking space right out side, well established communal gardens. Hesketh Park is a much sought after residential location ideal for a number of local Golf courses, a nearby bus service provides access to the local facilities available at historic Churchtown Village, Lord Street and the Southport Town Centre. **NO CHAIN DELAY!**

Communal Entrance

Entry phone system, stairs and lift to all floors, stairs to the lower ground level with access to the communal pool, changing room and shower facilities.

Ground Floor

Enclosed Vestibule

Entrance Hall

Useful storage cupboard, deep cloaks cupboard, video entry phone unit.



Lounge - 5.49m x 4.34m (18'0" x 14'3")

Wall light points, living flame electric fire in a 'Louis' style marble effect surround, UPVC double glazed window. Double doors to...



Dining Room - 3.89m x 3.28m (12'9" x 10'9")

UPVC double glazed window and double doors to the entrance hall. Wall light points.



Dining Kitchen - 4.47m x 2.74m (14'8" x 9'0")

UPVC double glazed windows to front and side, single drainer 1 1/2 bowl sink unit with mixer tap, a range of base units with cupboards and drawers, wall cupboards, glazed china display unit, corner display unit and working surfaces. Four ring ceramic hob with cooker hood above, split level electric oven and microwave, integral dishwasher, fridge & freezer and plumbing for washing machine. Wall mounted 'Worcester' gas central heating boiler.

Bedroom 1 - 4.11m x 3.4m (13'6" x 11'2" to front of wardrobes and excluding door recess)

Built in wardrobes to one wall, further bedside drawers & cupboards and chest of drawers. UPVC double glazed sliding patio door to the feature, private, paved patio.



Ensuite Shower Room - 2.72m x 1.98m (8'11" x 6'6")

Corner entry shower enclosure, thermostatic shower, vanity wash hand basin with cupboards below, low level WC. Fixture cupboards, vanity mirror and shelving, further cupboards with mirror and spot lighting above, chrome towel rail/radiator and extractor.

Bedroom 2 - 3.91m x 5.11m (12'10" reducing to 7'7" x 16'9")

L shaped bedroom with fitted headboard, cupboards above and further wardrobes and drawer units. UPVC double glazed window.



Bathroom - 2.34m x 2.74m (7'8" x 9'0")

Large walk-in double shower enclosure, thermostatic shower, vanity sink unit with cupboard below, low level WC, tiled walls, chrome towel rail/radiator, recessed spot lighting and extractor.

Swimming Pool

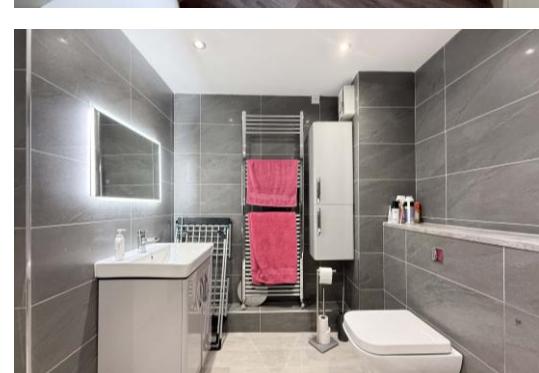
A particular feature of Hesketh Manor is the private, residents only, swimming pool with changing and shower facilities.

Maintenance

Hesketh Manor Management Ltd supervise the day to day running of the development in conjunction with Curlett Jones of Lord Street Southport.

Service Charge

We understand that the service charge is in the region of £180 per month.



Tenure

Leasehold for the remainder of the term of 999 years from the 1st January 1991. We are advised that Hesketh Manor Management Ltd has acquired the freehold and flats have a share in the freehold.

Council Tax

Sefton Band E

Ground Floor



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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